

In re:
Johnqueil Lashawn Owens
Debtor

Case No. 23-10296-SDB
Chapter 13

CERTIFICATE OF NOTICE

District/off: 113J-1
Date Rcvd: Jan 10, 2024

User: admin
Form ID: pdf004

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 12, 2024:

Recip ID	Recipient Name and Address
db	Johnqueil Lashawn Owens, 4346 Big Dipper Circle, Hephzibah, GA 30815-4543

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 12, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 10, 2024 at the address(es) listed below:

Name	Email Address
Andrea Lynn Betts	on behalf of Creditor Nationstar Mortgage LLC bkecfinbox@aldridgepite.com abetss-whalen@ecf.courtdrive.com
Brian K Jordan	on behalf of Creditor Lakeview Loan Servicing LLC ecfgasb@aldridgepite.com, bjordan@ecf.courtdrive.com
Elizabeth Ann Childers	on behalf of Creditor Foursight Capital LLC echilders@rlkglaw.com swenger@rlklawfirm.com;csmith@rlklawfirm.com;llawson@rlkglaw.com
Howell Alexander Hall	on behalf of Creditor Lakeview Loan Servicing LLC hohall@LOGS.com, LOGSECF@logs.com
Huon Le	huonle@chp13aug.org notices@chp13aug.org
James C. Overstreet Jr.	on behalf of Trustee James C. Overstreet Jr. jco@klosinski.com joverstreet@ecf.epiqsystems.com;jco-trustee@ecf.inforuptcy.com;jlund@klosinski.com;jco@trustesolutions.net;cjco11@trustesolutions.net
Kathlyn F.I.F Khashan	on behalf of Creditor Lakeview Loan Servicing LLC logsecf@logs.com

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Lee Ringler

on behalf of Debtor Johnqueil Lashawn Owens court@leeringler.com lringler@leeringler.com;r42402@notify.bestcase.com

Mark L. Wilhelmi

on behalf of Creditor 1st Franklin Financial Corporation Bankruptcy court@markwilhelmilaw.com

Mark L. Wilhelmi

on behalf of Creditor Lakeview Loan Servicing LLC Bankruptcy court@markwilhelmilaw.com

Office of the U. S. Trustee

Ustpreion21.sv.ecf@usdoj.gov

TOTAL: 11

IT IS ORDERED as set forth below:



Date: January 10, 2024

Susan D. Barrett

United States Bankruptcy Judge
Southern District of Georgia

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF GEORGIA
Augusta Division

IN RE:

Johnqueil Lashawn Owens,

DEBTOR.

CASE NO: 23-10296

CHAPTER: 13

ORDER AUTHORIZING MOTION TO SELL PROPERTY

This proceeding comes before the Court on the application of the Debtor for authority to sell free and clear of liens the estate's interest in real property located at 4346 Big Dipper Circle, Hephzibah, Richmond County, Georgia, Tax Parcel I.D. 2140118000, upon the terms stated in a Purchase and Sale Agreement, dated on or about November 30, 2023, for a sale price in the sum of \$216,000.00 to C&A Flippin Investments, LLC, as Buyer.

After notice and a hearing, the Court has been informed that all parties in interest have been notified of the intention to sell said property and all outstanding objections are being resolved by the terms of this Order. The Debtor has represented to the Court that such sale is in the best interest of creditors of the estate. The Debtor also has informed the Court that the lien claimed by Nationstar Mortgage, L.L.C. against said property will be paid in full upon the sale of said property. The Debtor further agreed to reduce his wildcard exemption claim to \$1,200.00. It is therefore,

ORDERED, ADJUDGED, AND DECREED, that the Debtor is authorized to sell and to convey the estate's interest in the above-described property, and that the lien claimed by Nationstar Mortgage, L.L.C, the above-named creditor, shall be paid in full upon the sale of said property.

IT IS ORDERED, ADJUDGED, AND DECREED, that the Debtor's \$21,500.00 homestead exemption be paid to Debtor, with the remaining net proceeds being paid to the Chapter 13 Trustee and applied to bring Debtor's chapter 13 plan payments current, with the Chapter 13 Trustee holding any remaining proceeds in trust pending further Court order.

IT IS ORDERED, ADJUDGED, AND DECREED, that the Chapter 13 Trustee shall make no further distributions on the secured claim asserted by Nationstar Mortgage, L.L.C.

IT IS ORDERED, ADJUDGED, AND DECREED, that Debtor's counsel shall serve the closing attorney for the sale of said property with a copy of this Order, and the closing attorney shall send a copy of the closing statement to Debtor's counsel and to the Chapter 13 Trustee at least 48 hours prior to closing for approval.

AND IT IS SO ORDERED.

[END OF DOCUMENT]